

17 Bloom Court

LIVINGSTON, EH54 7AQ



Set within the incredibly popular and highly sought after locale of Livingston Village



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This rarely available three-bedroom detached bungalow is situated in a quiet and sought after residential area of Livingston village.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a family. The property is finished to an excellent standard throughout and although of modern design, this substantial home offers spacious apartments that will suit a number of discerning buyers.

THE LOUNGE/DINER



In more detail, the property consists of a welcoming hallway and spacious vestibule, with plenty of storage. The lounge/diner is on two levels and of generous size with a large window flooding the living space with natural light. It allows for a plethora of furniture configurations and French doors lead into the magnificent conservatory. The dining area is on the upper level and provides the perfect space to entertain guests or host a dinner.



THE CONSERVATORY



THE KITCHEN & UTILITY



The kitchen has generous storage with floor-to-ceiling units, good worktop space, gas cooker, oven, cooker hood, and integrated fridge and dishwasher. The utility room also benefits from additional storage as well as access to the back garden.





There are three good-sized bright and airy bedrooms, all rooms allow for free-standing furniture and good configurations as well as having built-in storage. The master bedroom also benefits from a large window and en-suite with shower from mains, hand wash basin, WC and towel rail.

BEDROOM 1 & EN-SUITE





BEDROOM 2



BEDROOM 3



THE BATHROOM



The family bathroom completes the property internally with a rain shower from mains over bath, hand wash basin, WC, towel rail and shaver point.



Externally the front garden is laid to lawn and there is a driveway for four cars, as well as a massive double garage. The secure back garden is mostly laid to lawn and also has a patio area and storage shed.

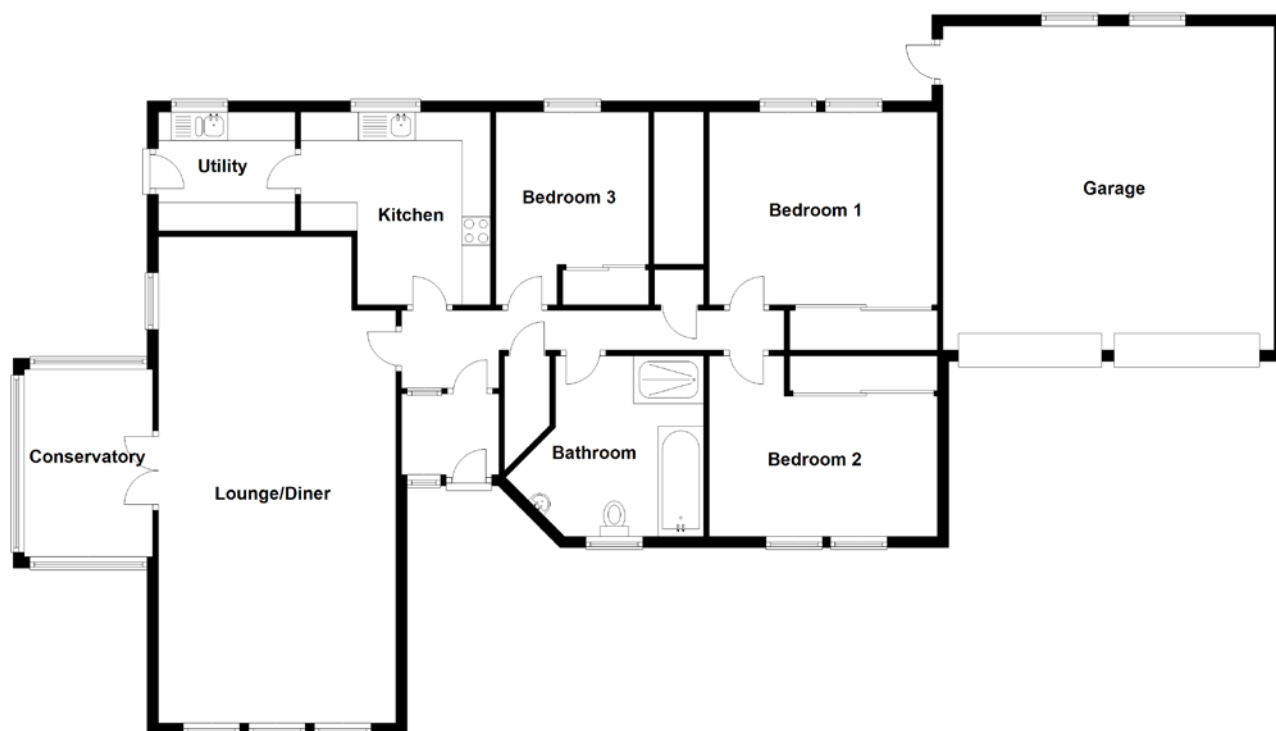
The property also benefits from gas central heating, double glazing and alarm. There is also ample on-street parking in the area.

Early viewing is recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

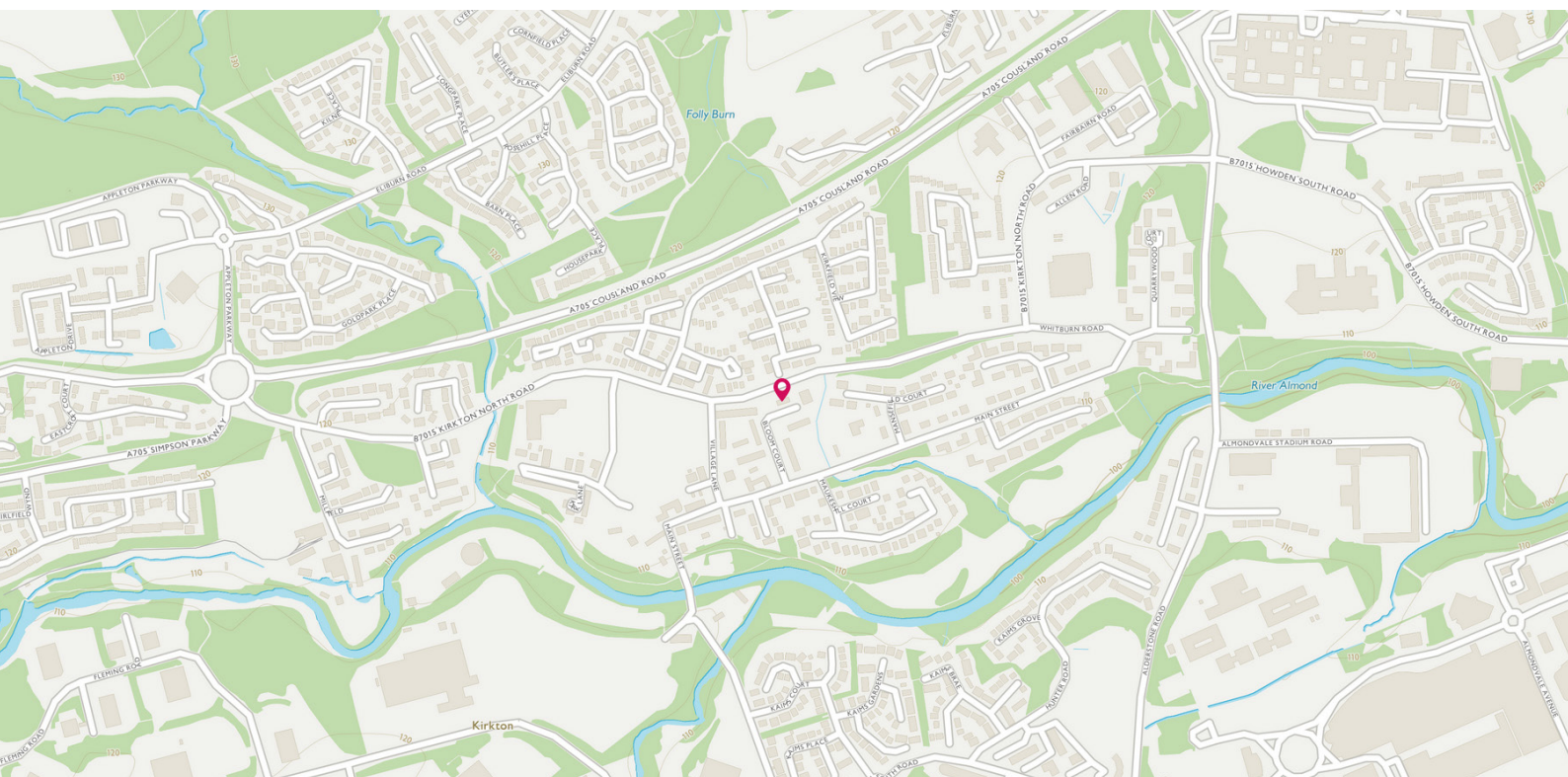


Approximate Dimensions
(Taken from the widest point)

Bedroom 1	4.03m (13'3") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")
Bedroom 2	4.00m (13'1") x 3.19m (10'6")
Bathroom	3.52m (11'7") x 3.21m (10'6")

Kitchen	3.40m (11'2") x 3.35m (11')
Lounge/Diner	8.59m (28'2") x 4.20m (13'9")
Utility	2.24m (7'4") x 2.10m (6'11")
Garage	5.85m (19'2") x 5.72m (18'9")

Gross internal floor area (m²): 118m²
EPC Rating: C



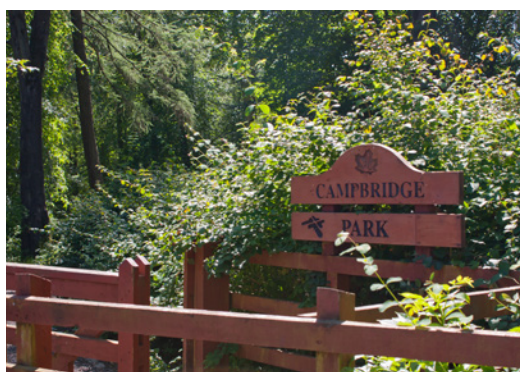
THE LOCATION

The town of Livingston offers a selection of amenities to include a nursery, primary and secondary schooling, all major supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town centre is less than ten minutes by car from the property.





It offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports. The town is also served by two mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club and Harburn Golf Club. Education is well served with both primary and high schools provided locally.



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